

IN RE: PETITION FOR ADMIN. VARIANCE	* BEFORE THE
S/S Vicky Road, 130' E of the	
c/l Kilbride Road	* ZONING COMMISSIONER
(4803 Vicky Road)	
11th Election District	* OF BALTIMORE COUNTY
5th Councilmanic District	
	* Case No. 96-336-A
Ellen J. Hardbarger	
Petitioner	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 4803 Vicky Road, located in the vicinity of Joppa Road and Kilbride Road in Perry Hall. The Petition was filed by the owner of the property, Ellen J. Hardbarger. The Petitioner seeks relief from Section 1B02.3.B (Section 1B01.2.C.4, 1975) of the Baltimore County Zoning Regulation (B.C.Z.R.) to permit a rear yard setback of 15 feet in lieu of the minimum required 30 feet for an existing deck and swimming pool attached to the dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

ORDER RECEIVED FOR FILING

Date

By

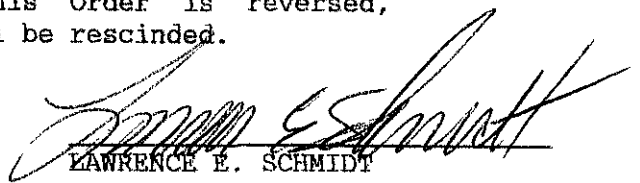
RECEIVED

of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of April, 1996 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B (Section 1B01.2.C.4, 1975) of the Baltimore County Zoning Regulation (B.C.Z.R.) to permit a rear yard setback of 15 feet in lieu of the minimum required 30 feet for an existing deck and swimming pool attached to the dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner is hereby made aware that a 30-day appeal period runs from the date of this Order. In the event an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 4/8/96
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 8, 1996

Ms. Ellen J. Hardbarger
4803 Vicky Road
Baltimore, Maryland 21236

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Vicky Road, 130' E of the c/l Kilbride Road
(4803 Vicky Road)
11th Election District - 5th Councilmanic District
Ellen J. Hardbarger - Petitioner
Case No. 96-336-A

Dear Ms. Hardbarger:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File



96-336-A

ZONING DESCRIPTION FOR 4803 Vicky Road

Beginning at a point on the south side of Vicky Road
which is 50 Feet wide at the distance of 130 Feet east of
the centerline of the nearest improved intersecting street
Kilbride Road which is 60 Feet wide. Being Lot #45
Block A, Section #2 in the subdivision of Northgate Hall
as recorded in Baltimore County Plat Book # 9673, Folio # 242,
containing 7650 Square Feet. Also known as 4803 Vicky Road
and located in the 11th Election District, ⁵~~4~~th Councilmanic
District.

337

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11

Posted for: CASE No. 96-336 A Date of Posting 3-15-96

Petitioner: ELLEN HARGREAVE

Location of property: 4803 VICKY ROAD

Location of Signer: _____

Remarks: _____

Posted by: DAVID TAYLOR

Signature

Date of return: _____

Number of Signs: 1

No. 610956

96-336-A

DATE 3/6/96

ACCOUNT 01-615

Item 337

By: MDK

AMOUNT \$ 85.04

RECEIVED
FROM: Hardberger, Ellen - 4803 Vicky Rd.

010- Res Var. - \$ 50.00

080 - 1 sign - 35.00

FOR: _____ \$ 85.00

010040082MICARC

¥45.00

En 1007: 30AM03-06-90

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 337 Petitioner: Ellen J. Hardbarger

Location: 4803 Vicky Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Ellen J. Hardbarger

ADDRESS: 4803 Vicky Rd.

Balto. md. 21236

PHONE NUMBER: 529- 5326



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 12, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-336-A (Item 337)
4803 Vicky Road
S/S Vicky Road, 130' E of c/l Kilbride Road
11th Election District - 5th Councilmanic
Legal Owner(s): Ellen J. Hardbarger

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before March 17, 1996. The closing date (April 1, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Ellen J. Hardbarger





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 26, 1996

Ms. Ellen J. Hardbarger
4803 Vicky Road
Baltimore, MD 21236

RE: Item No.: 337
Case No.: 96-336-A
Petitioner: E. J. Hardbarger

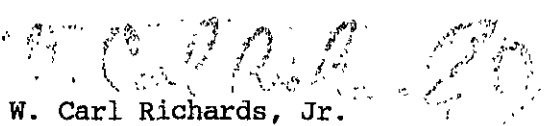
Dear Ms. Hardbarger:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 6, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 14, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 332, 335, (337) and 341

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 03/13/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 18, 1996

Item No.: SEE BELOW Zoning Agenda:

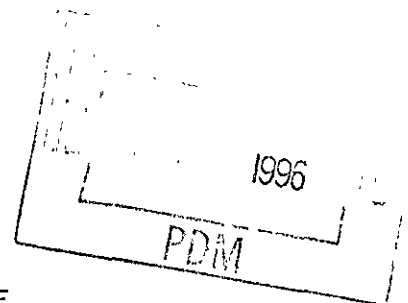
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 334, 335, 336, 337, 338, 339,
340, 341 AND 342.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-18-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 337 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

ENCLOSURE

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 4803 VICKY ROAD

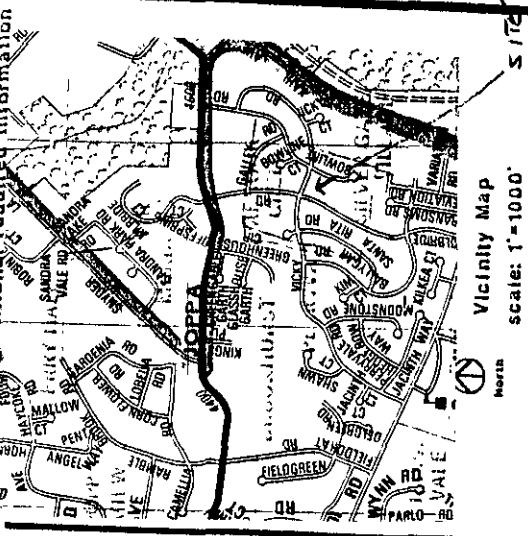
Subdivision name: NORTHGATE HALL

plat book # 40, folio # 03, lot # 45, section # 2

OWNER: ELLEN HARBARGER

see pages 5 & 6 of the CHECKLIST for additional required information

96-336-A



LOCATION INFORMATION

Election District: 11
Councilmanic District: 5

1"=200' scale map #: NE 10 H

Zoning: DR5.5

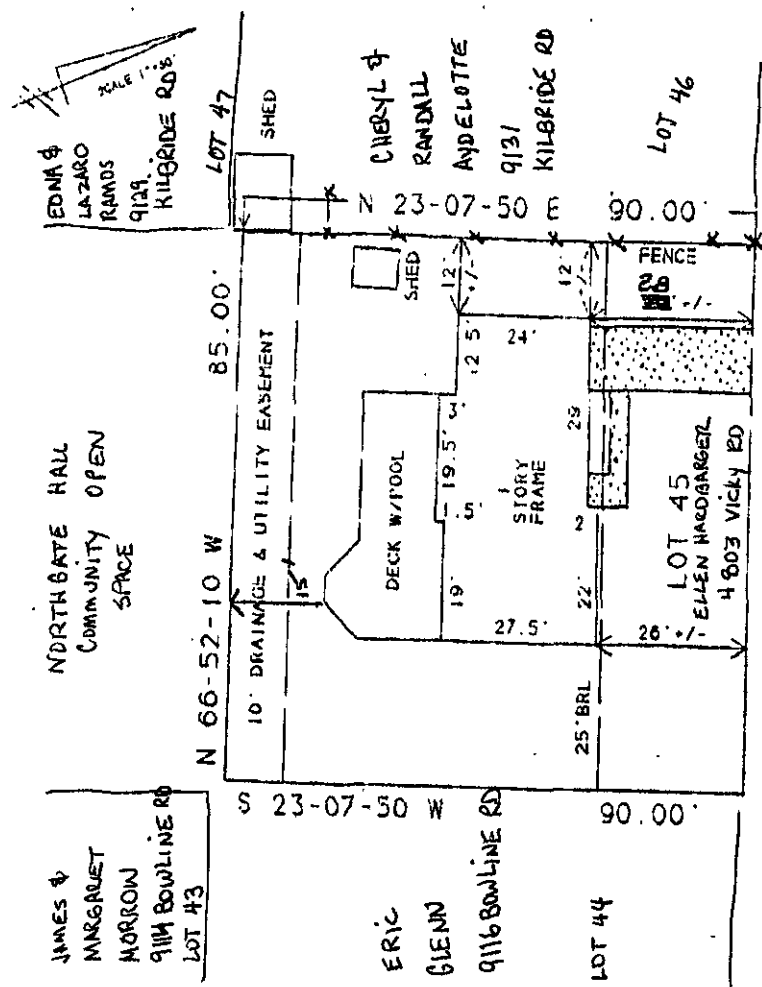
Lot size: 2.17 acreage 97650 square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private
Chesapeake Bay Critical Area: ☐ YES ☒ NO

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ASD ITEM #: 337 CASE #:



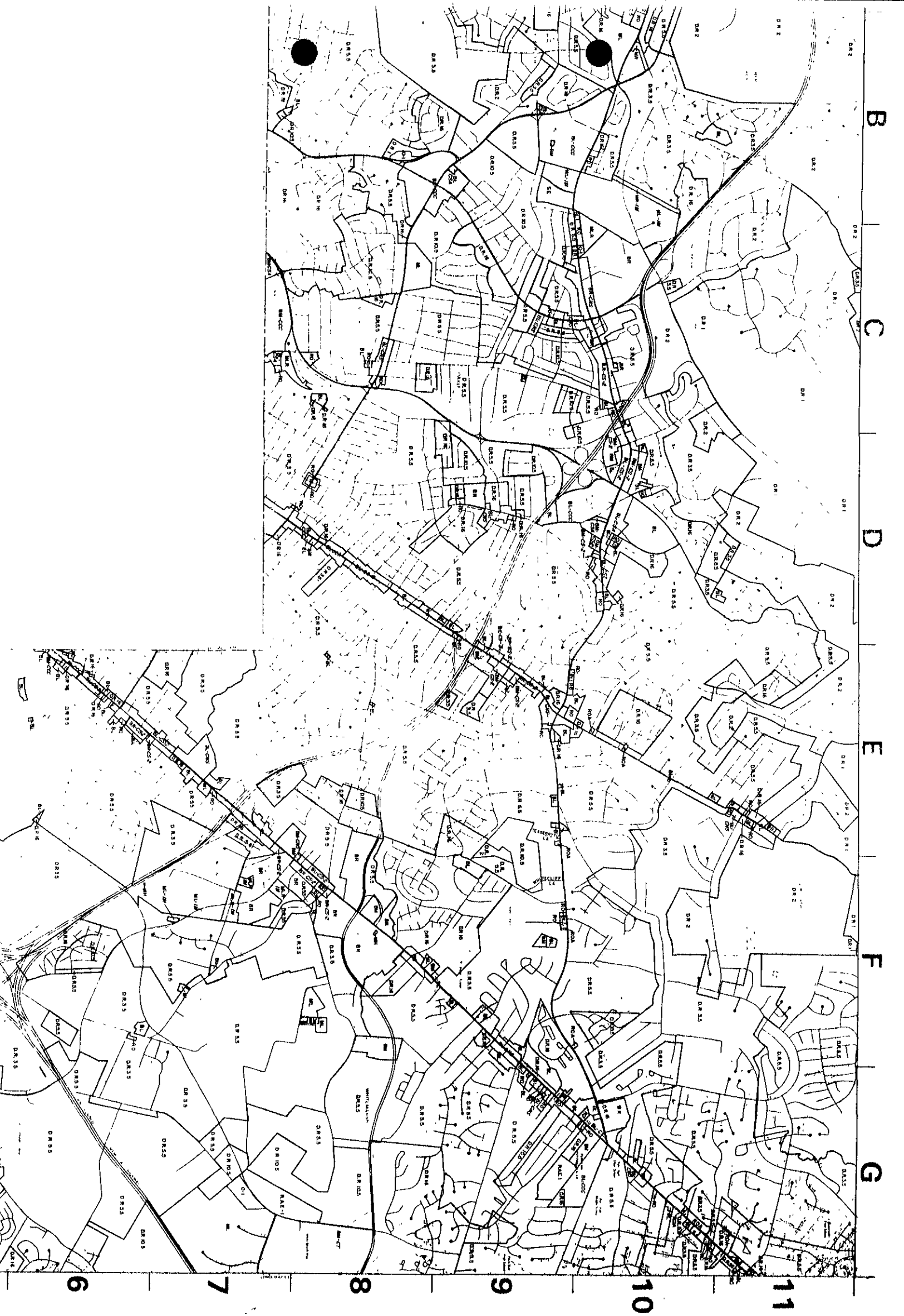
North

date: 2/24/96

prepared by: ASD

Scale of Drawing: 1"= 30'

VICKY ROAD
(50' R/W)



#337

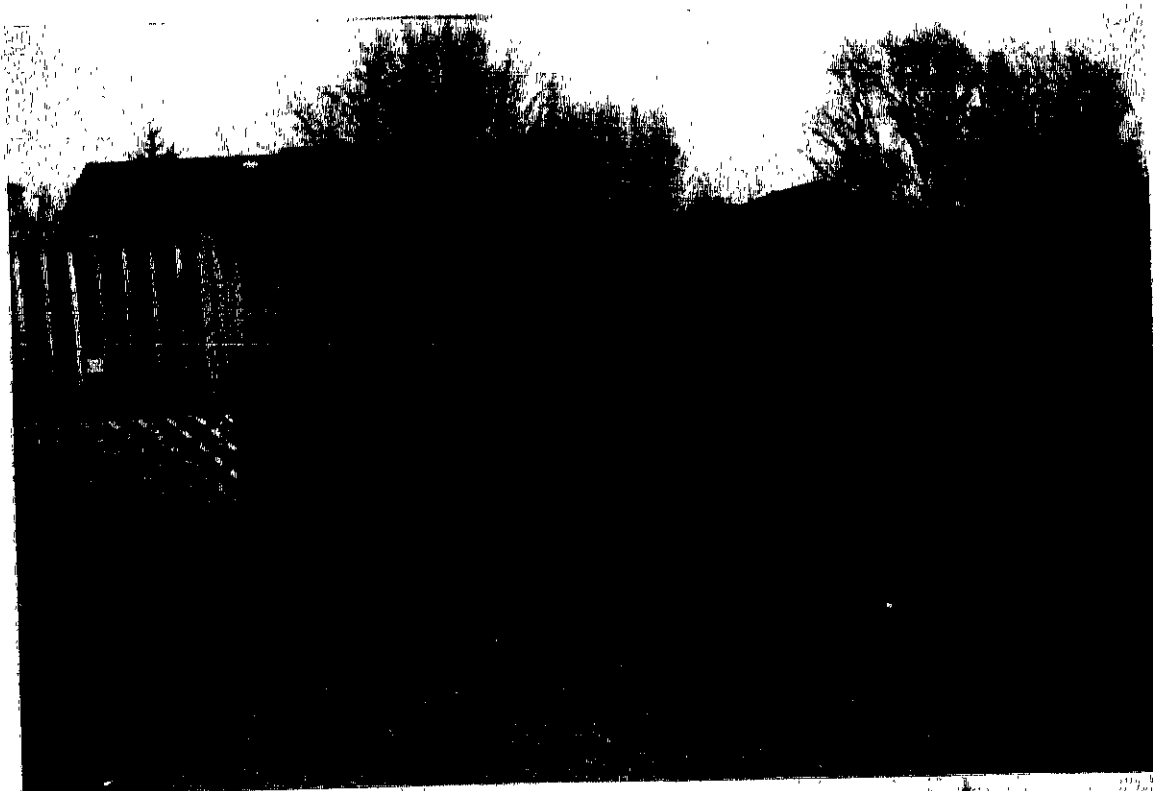
96-336-A

MICROFILMED

Case
96-336-A

337

photocopy





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

76-336-A

4803 Vicky RD

which is presently zoned

DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 B02.3.B. (1B01.2.C.4., 1975) to permit a 15' rear yard in lieu of 30'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

UNDUE HARDSHIP - REVERSE SIDE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

ELLEN T. HARDBARGER
(Type or Print Name)

ellen t. Hardbarger
Signature

(Type or Print Name)

Signature

4803 Vicky RD 529-5326
Address Phone No.

BALTO, MD 21236
City State Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: mjl

DATE: 3/6/96

ESTIMATED POSTING DATE: 3/17/96



Printed with Soybean Ink
on Recycled Paper

ITEM #: 337

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4803 Vicky Road
address
BALTIMORE, MD 21236
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Ellen Hardbarger, the applicant, hereby requests a variance because of undue hardship. The current rear setback for 4803 Vicky Road is 30 feet. The distance from the rear property line to the rear of the house is 36.5 feet. That leaves only 6.5 feet for any addition. The property backs up to community open space. A small above ground pool surrounded by a deck was constructed in the summer of 1991. The applicants former husband took charge of the project. Title was past to the applicant in 1993. In February 1996, the applicant, while in the process of selling said property, became aware of the fact that no permit was issued and that a variance was needed. The applicant wishes to be granted a variance changing the rear setback from 30 feet to 15 feet, so that the applicant can procure the needed permit and proceed with the sale of the property.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Ellen J. Hardbarger
(signature)
ELLEN J. HARBARGER
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of March, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ellen J. Hardbarger

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

3/3/96
date

[Signature]
NOTARY PUBLIC

My Commission Expires: 11-1-97

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
SE/S Eastern Ave., 380 ft. NE
of c/l Oliver Beach Road
13011 Eastern Avenue
15th Election District
5th Councilmanic District
Brian C. Gilliam, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-366-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Brian C. Gilliam and Nichole L. Gilliam, his wife, for that property known as 13011 Eastern Avenue in the eastern section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 4 ft. 6 inches, in lieu of the minimum required 10 ft., for an addition, in a D.R.5 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date

By

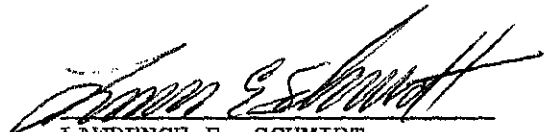
MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26TH day of April, 1996 that the Petition for a Zoning Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 4 ft. 6 inches, in lieu of the minimum required 10 ft., for an addition, in a D.R.5 zone, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 4/26/96
By M. D. D. D.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 25, 1996

Mr. and Mrs. Brian C. Gilliam
13011 Eastern Avenue
Baltimore, Maryland 21220

RE: Petition for Administrative Variance
Case No. 96-366-A
Property: 13011 Eastern Avenue

Dear Mr. and Mrs. Gilliam:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

MICROFILMED

96-366-A

Beginning on the southeast side of Eastern Avenue,
30 feet wide, at the distance of 370 feet northeast
the centerline of Oliver Beach Road. Being Lot 1
of a subdivision of Lot 112, Section 15. of "Twin
River Beach", Plat Book 56, Folio 86, containing
.468 acres in the 15th Election District. Also known
as 13011 Eastern Avenue.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

96-366-A

District 15th Date of Posting 4-5-96
Posted for: Administrative Variance
Petitioner: Brian Gilliam
Location of property: 13011 Eastern Avenue
Location of Signer _____
Remarks: _____
Posted by D. Taylor Date of return: _____
Number of Signs: 1 Signature

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF ANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No

870.65

96-366-A

DATE 3/28/96 ACCOUNT 01-615

Item: 371

Bx: 2850

AMOUNT \$ 85.00

RECEIVED FROM: Gilliam, Bernice C - 13011 Eastern Avenue

610 - Res. Voucher - \$50.00

0800 - 1 sun parking - \$35.00

\$ 85.00

FOR: _____

MICROFILMED

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

#371

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 371 Petitioner: Brian Gilliam

Location: 13011 Eastern Avenue

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Brian Gilliam

ADDRESS: 13011 Eastern Avenue

Balto. md. 21220

PHONE NUMBER: 410-335-7105

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 9, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-366-A (Item 371)
13011 Eastern Avenue
SE/S Eastern Avenue, 370' NE of c/l Oliver Beach Road
15th Election District - 5th Councilmanic
Legal Owner(s): Brian C. Gilliam and Nichole L. Gilliam

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property was posted on or before April 7, 1996. The closing date (April 22, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Brian and Nichole Gilliam

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 16, 1996

Mr. and Mrs. Brian Gilliam
13011 Eastern Avenue
Baltimore, MD 21220

RE: Item No.: 371
Case No.: 96-366-A
Petitioner: Brian Gilliam, et ux

Dear Mr. and Mrs. Gilliam:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 15, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp that contains the same name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 15, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
For April 15, 1996
Item Nos. 362, 365, 366, 368, 371, 373,
374, & 375

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE6

MICROFILMED

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: April 10, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 365, 366, 368, 369, 371, 375, 376, 379, 382, 384, 385, 386 and 388

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey M. Long

Division Chief:

Cary L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 04/09/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APR. 08, 1996

Item No.: SEE BELOW

Zoning Agenda:

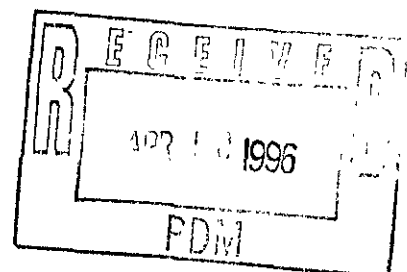
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 362, 365, 366, 367, 368, 369,
370, 371, 372, 373, 374 AND 375.

MICROFILMED

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F





**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

4-12-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 371 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD ~~153~~¹⁵⁰ ~~are~~ acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-~~333-1350~~⁵⁴⁵⁻⁵⁵⁸¹ if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____

MICROFILMED

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 4-17-96

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 4-8-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

362

363

364

369

370

371

372

374

375

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED

#371

AS OWNERS OF LOT 113, WE
CHARLES HASEK + ANN HASEK
UNDERSTAND THAT THERE IS A 10'
BUILDING RESTRICTION LINE. WE
APPROVE THAT THE GILLIAMS CAN BUILD
A ADDITION ON THEIR HOUSE THAT
WILL REQUIRE A VARIANCE TO GO
TO 4'6" FROM THE PROPERTY LINE LOCATED
AT 13011 EASTERN AVENUE.

THANK YOU,
Charles J. Hasek - Anna L. Hasek

OWNERS OF 13013 EASTERN AVENUE —

MICROFILMED

LOCATION INFORMATION

OLIVER BEACH RD

EASTERN AVENUE

GREEN BANK RD

Public SEWER_{yes}
Public WATER_{yes}

PUBLIC WATER

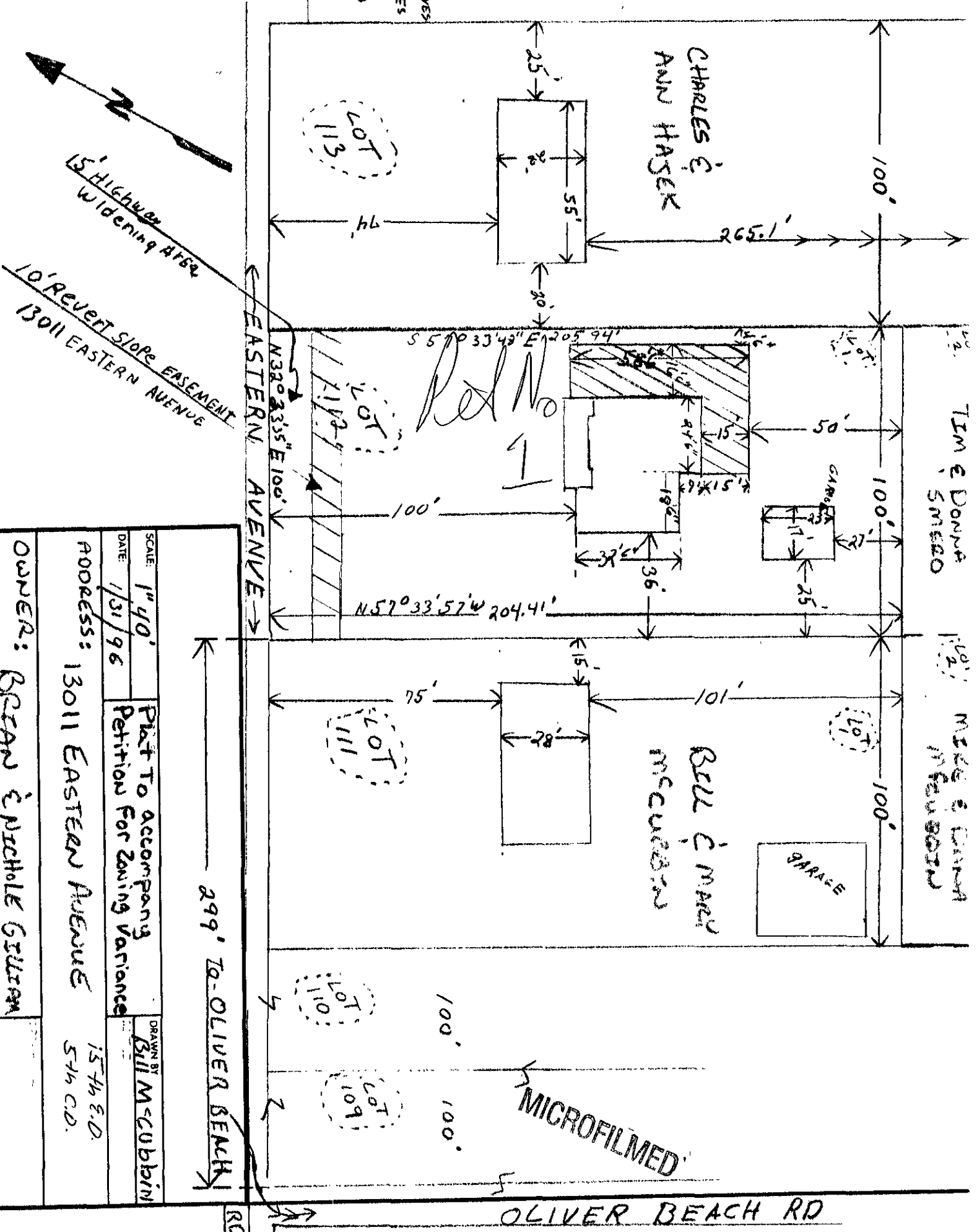
Zoning DA-5.5

CHESAPEAKE BAY CRITICAL AREA ☐ ☒

Resubdivision of Lot 112, Sect. 13

Twin River Beach
8/11

#371



96-366-A



Right side of my house (front)



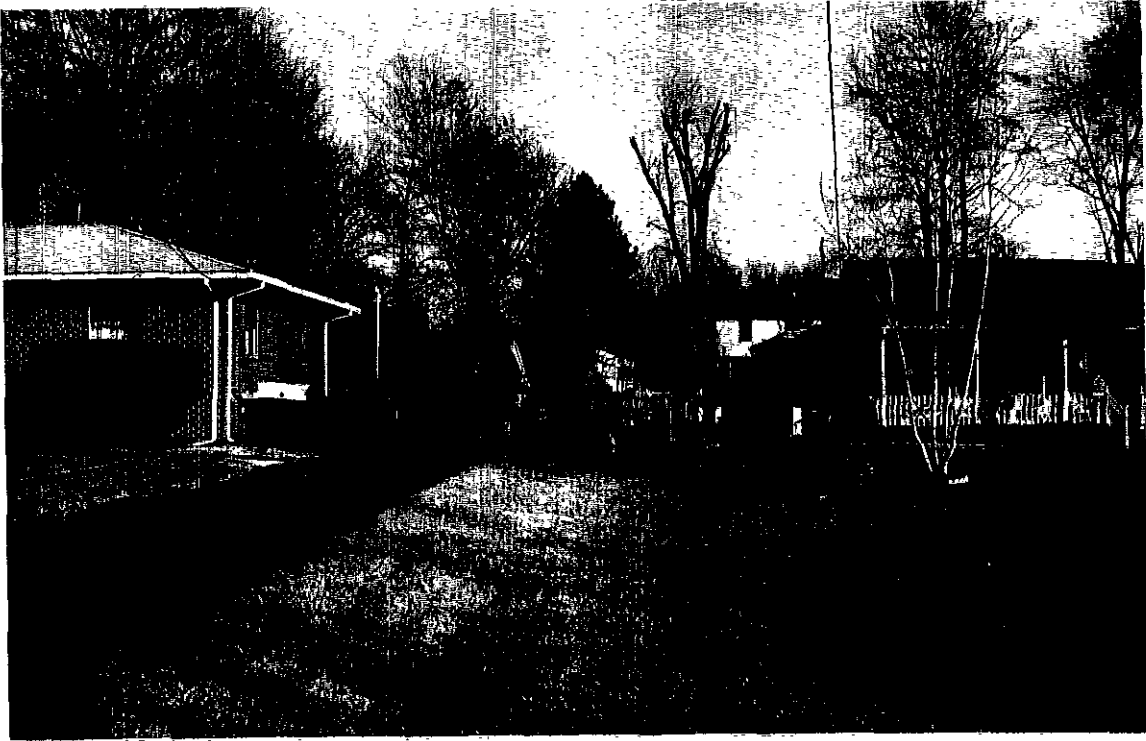
Right side of my house (rear)



Left side of my house (rear)

MICROFILMED

96-366-A



left side
of my house
white house
From Front
Eastern
Avenue.

MICROFILMED



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 13011 EASTERN AVENUE

96-366-A

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 B02.3.C.1 to permit a 4'6" side yard in lieu of 10'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See other side

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

MR. BRIAN C. GILLIAM
(Type or Print Name)

Brian C. Gilliam
Signature

Nichole L. Gilliam
(Type or Print Name)

Nichole Gilliam
Signature

13011 Eastern Ave 335-7105
Address Phone No.

Balto MD 21220
City State Zipcode

Name, Address and phone number of representative to be contacted.

BRIAN GILLIAM
Name

13011 EASTERN AVENUE 410-335-7105
Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: m/h DATE: 3/28/96

ESTIMATED POSTING DATE: 4/7/96



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

ITEM #: 371

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 13011 EASTERN AVENUE
address
BALTO, MD 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

OUR FAMILY IS GROWING, WE JUST HAD A 3RD
DAUGHTER ON NOVEMBER 30, 1995. OUR HOUSE IS NOT QUITE
LARGE ENOUGH TO MEET THESE DEMANDS. THE FAMILY THAT
OWNED THIS HOUSE BEFORE US MOVED FOR THE SAME
REASON. THE NEW ADDITION WOULD MEET THESE NEEDS
BY PROVIDING A BEDROOM, BATHROOM AND A LAUNDRY
ROOM. THE ADDITION IS BEING PLACED IN THE ONLY
PRACTICAL AREA!

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Nichole Gilliam
(signature)
Nichole Gilliam
(type or print name)



Brian C Gilliam
(signature)
Brian C Gilliam
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of March, 1996 before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Nichole L Gilliam & BRIAN C GILLIAM

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

March 26, 1996
date

Carol D. Hedger
NOTARY PUBLIC

My Commission Expires:

Dec 1, 1998

IN RE: PETITION FOR ADMIN. VARIANCE
S/2 Vicky Road, 130' E of the
c/1 Kilbride Road
(4803 Vicky Road)
11th Election District
9th Councilmanic District
Ellen J. Hardbarger
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-336-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a petition for Administrative Variance for that property known as 4803 Vicky Road, located in the vicinity of Joppa Road and Kilbride Road in Perry Hall. The Petition was filed by the owner of the property, Ellen J. Hardbarger. The Petitioner seeks relief from Section 1802.3.B (Section 1801.2.C.4, 1975) of the Baltimore County Zoning Regulation (B.C.Z.R.) to permit a rear yard setback of 15 feet in lieu of the minimum required 30 feet for an existing deck and swimming pool attached to the dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of April, 1996 that the Petition for Administrative Variance seeking relief from Section 1802.3.B (Section 1801.2.C.4, 1975) of the Baltimore County Zoning Regulation (B.C.Z.R.) to permit a rear yard setback of 15 feet in lieu of the minimum required 30 feet for an existing deck and swimming pool attached to the dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioner is hereby made aware that a 30-day appeal period runs from the date of this Order. In the event an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 8, 1996

Ms. Ellen J. Hardbarger
4803 Vicky Road
Baltimore, Maryland 21236

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Vicky Road, 130' E of the c/1 Kilbride Road
(4803 Vicky Road)
11th Election District - 9th Councilmanic District
Ellen J. Hardbarger - Petitioner
Case No. 96-336-A

Dear Ms. Hardbarger:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4803 Vicky Rd
76-336-A which is presently zoned DR55

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B (1801.2.C.4, 1975) to permit a 15' rear yard in lieu of 30'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

UNDUE HARDSHIP - REVERSE SIDE

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee: _____
Type or Print Name: _____
Signature: _____
Address: _____
City: _____ State: _____ Zipcode: _____
Attorney for Petitioner: _____
Type or Print Name: _____
Signature: _____
Address: _____ Phone No: _____
City: _____ State: _____ Zipcode: _____
Name: _____ Address and phone number of representative to be contacted: _____
Name: _____ Address: _____ Phone No: _____
City: _____ State: _____ Zipcode: _____

A Public Hearing has been requested and/or held to be required by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, for the subject matter of this petition. See also for a public hearing, observation as required by the Zoning Regulations of Baltimore County, and two newspapers of general circulation throughout Baltimore County, and the newspaper as required.

Revised by: _____ Date: 3/14/96
Estimated Posting Date: 3/14/96
Printed with Soybean Ink on Recycled Paper
ITEM # 337

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalty of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify therein in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does do presently reside at 4803 Vicky Road

BALTIMORE MD 21236 Z.C. Code

I am based upon personal knowledge, the following are the facts upon which I base the request for an Administrative Variance of the above address: (attach a separate affidavit)

Ellen Hardbarger, the applicant, hereby requests a variance because of undue hardship. The current rear setback for 4803 Vicky Road is 30 feet. The distance from the rear property line to the rear of the house is 36.5 feet. That leaves only 6.5 feet for any addition. The property backs up to community open space. A small above ground pool surrounded by a deck was constructed in the summer of 1991. The applicants former husband took charge of the project. Title was past to the applicant in 1991. In February 1996, the applicant, while in the process of selling said property, became aware of the fact that no permit was issued and that a variance was needed. The applicant wishes to be granted a variance changing the rear setback from 30 feet to 15 feet, so that the applicant can procure the needed permit and proceed with the sale of the property.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Ellen J. Hardbarger
Signature
Ellen J. Hardbarger
Print Name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 3rd day of April, 1996, before me, a Notary Public of the State of Maryland, to wit for the County aforesaid, personally appeared

Ellen J. Hardbarger

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinbefore set forth are true and correct to the best of his/her then knowledge and belief.

AS WITNESS my hand and Notarial Seal.

3/14/96

NOTARY PUBLIC
My Commission Expires 11-1-97

ZONING DESCRIPTION FOR 4803 Vicky Road

Beginning at a point on the south side of Vicky Road which is 50 Feet wide at the distance of 110 Feet east of the centerline of the nearest improved intersecting street Kilbride Road which is 60 Feet wide. Being Lot #48 Block A, Section #2 in the subdivision of Northgate Hall as recorded in Baltimore County Plat Book # 9673, Folio # 240, containing 7650 Square Feet. Also known as 4803 Vicky Road and located in the 11th Election District, 9th Councilmanic District.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 11 Date of Posting 3-15-96
Posted for: Case No. 96-336-A
Petitioner: Ellen J. Hardbarger
Location of property: 4803 Vicky Road
Location of Sign: _____
Remarks: _____
Posted by: David Taylor Date of return: _____
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 96-336-A
DATE 3/15/96 ACCOUNT DR 215
FROM Item 337
By DR 215 AMOUNT \$ 35.00
RECEIVED FROM DR 215 \$ 35.00
FOR: DR 215
VALIDATION OR SIGNATURE OF CASHIER: _____
DATE: _____ TIME: _____



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 337 Petitioner: Ellen J. Hardbarger

Location: 4803 Vicky Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Ellen J. Hardbarger

ADDRESS: 4803 Vicky Rd

Baltimore MD 21236

PHONE NUMBER: 529-5326

Printed with Soybean Ink on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 12, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-336-A (Item 337)
4803 Vicky Road
S/S Vicky Road, 130' E of Q/L Kilbride Road
11th Election District - 5th Councilmanic
Legal Owner(s): Ellen J. Hardbarger

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before March 17, 1996. The closing date (April 1, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

cc: Ellen J. Hardbarger



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 26, 1996

Ms. Ellen J. Hardbarger
4803 Vicky Road
Baltimore, MD 21236

RE: Item No.: 337
Case No.: 96-336-A
Petitioner: E. J. Hardbarger

Dear Ms. Hardbarger:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 6, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: March 14, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 332, 335, 337 and 341

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3450.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Brown*

PK/JL

ITEM332/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 03/13/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 18, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 334, 335, 336, 337, 338, 339, 340, 341 AND 342.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-16-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 337 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

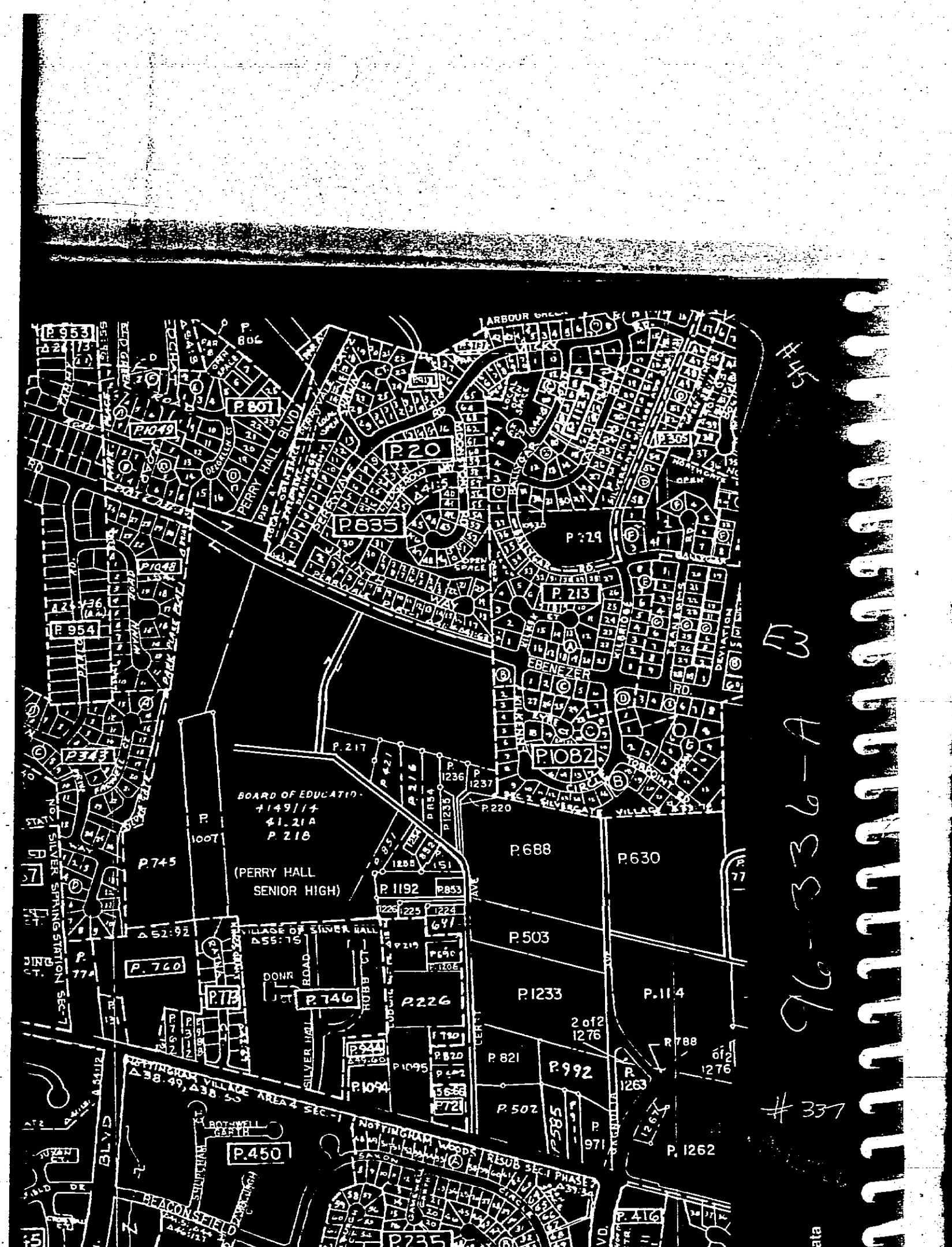
Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2259 Statewide Toll Free
Mailing Address: P.O. Box 247, Baltimore, MD 21201-0247

MICROFILMED



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 4603 VICKY ROAD

Subdivision name: NOVIGATE HALL

Plat book # 40, lot # 02, plat # 45, section # 2

OWNER: EILEEN WENBARGER

96-336-A

Map showing property boundaries, streets (VICKY ROAD, N 66-52-10 W, N 23-07-50 E, S 66-52-10 E), and surrounding lots (LOT 43, LOT 44, LOT 45, LOT 46).

LOCATION INFORMATION

Election District: 11

Councilmanic District: 5

1"=200' scale map: NE 10 H

Zoning: DRS.5

Lot size: 17 acreage 97650 square feet

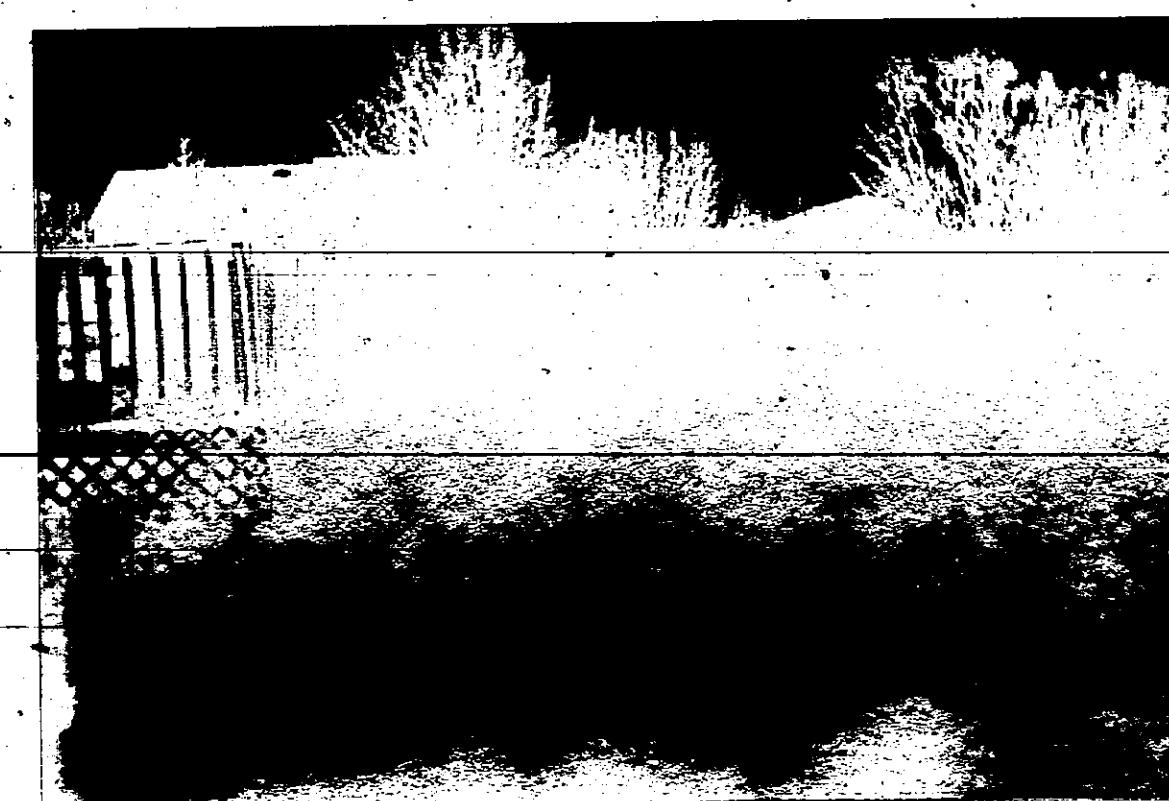
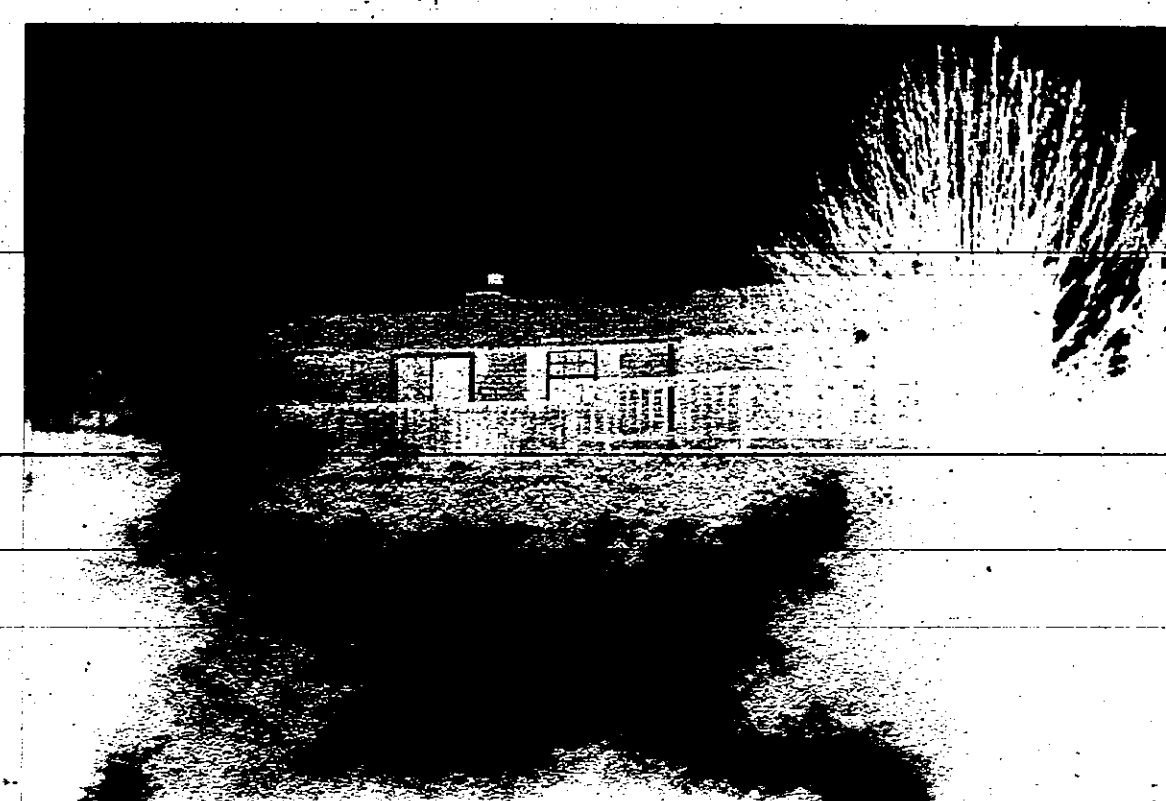
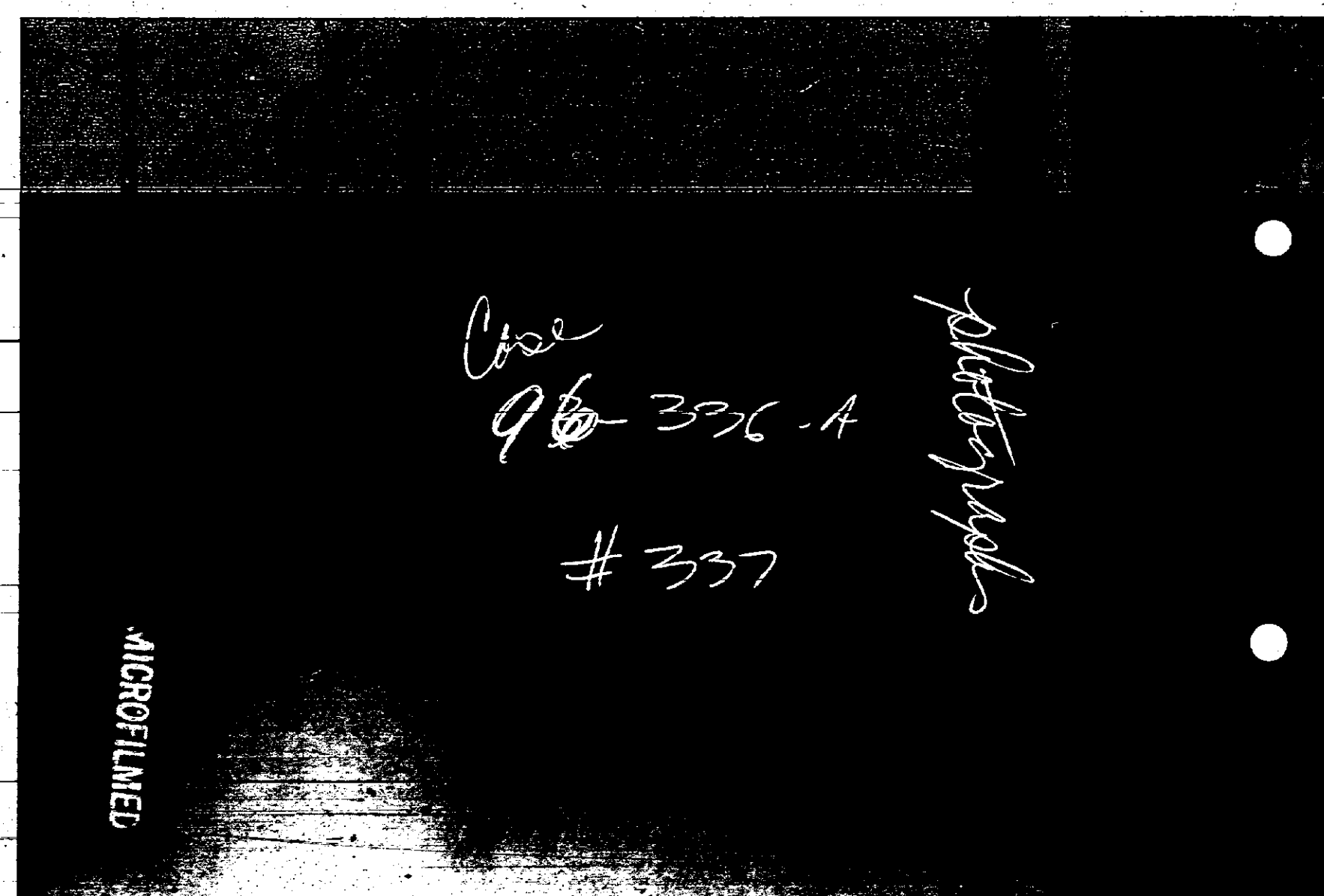
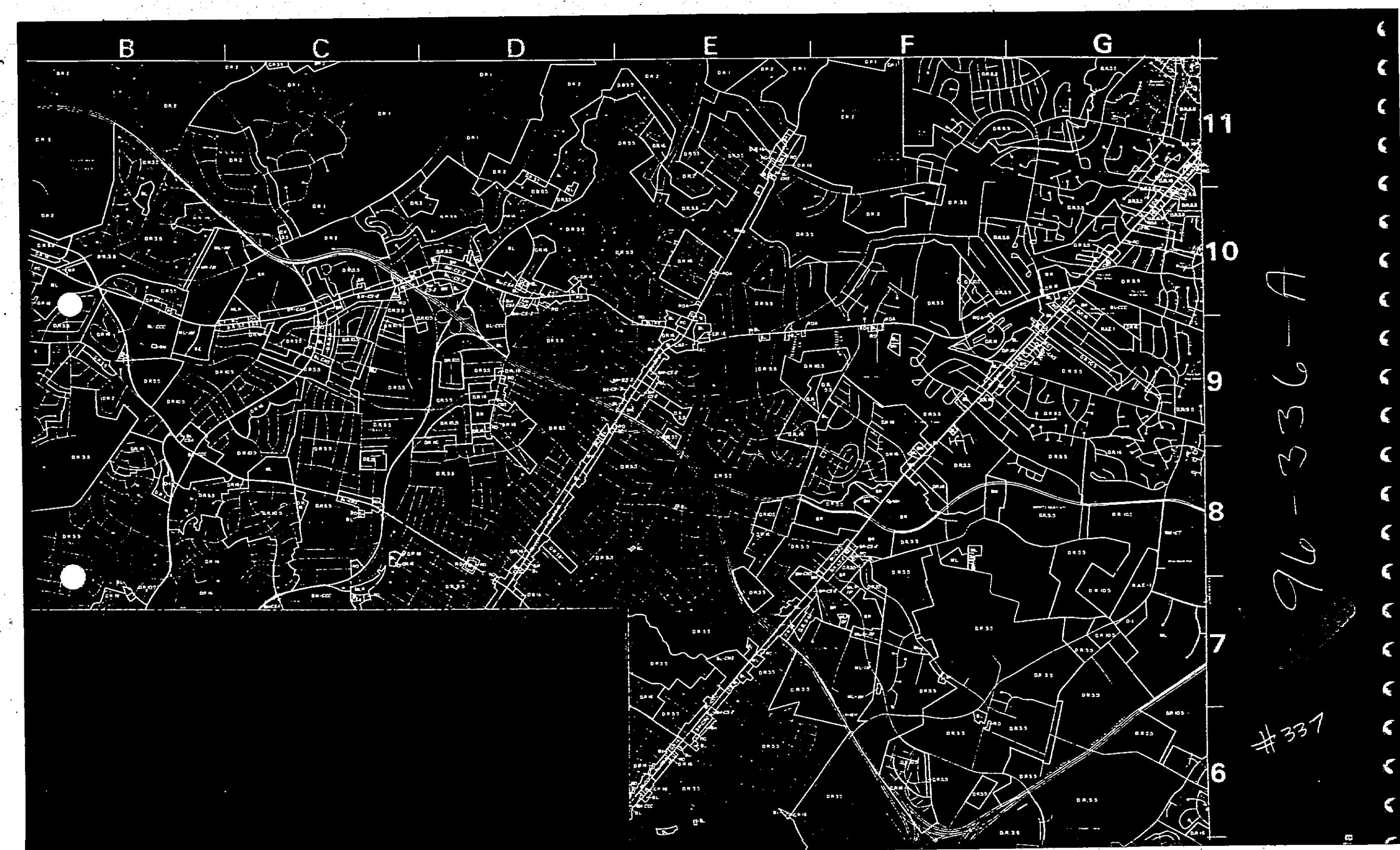
SEWER: ☒ WATER: ☒ Chesapeake Bay Critical Area: ☐ Prior Zoning Hearings: None

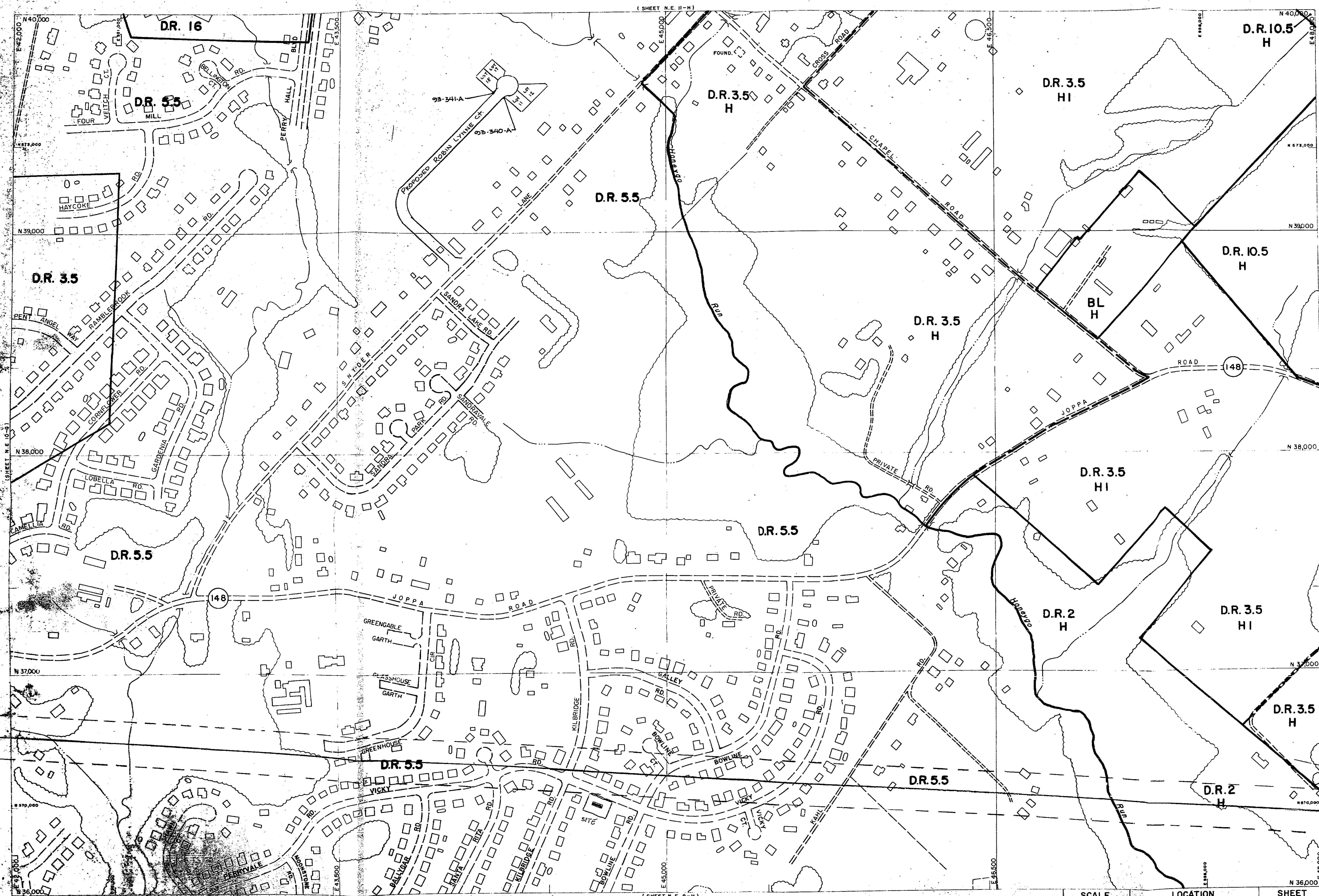
Zoning Office USE ONLY!

Reviewed by: ITEM # CASE#: 337

North arrow pointing up.

date: 2/24/96 prepared by: ASD Scale of Drawing: 1"=30'





M - NW M - NE
Q - SW Q - SE

THIS MAP HAS BEEN REVISED BY SELECTED AND
PHOTOGRAPHY COMPILED BY PHOTOGRAPHIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21209

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

REV AS PER BILL NO. 175-94
EFFECTIVE 1-1-95
Edmund J. Howard III
Chairman, County Council

SCALE
1" = 200'
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
PERRY HALL
VICINITY

SHEET
N.E.
10-H
#337

96-336-A

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